



CITY OF WILLIAMSBURG

MEMORANDUM

**TO: Mayor and City Council
Planning Commission**

DATE: February 2, 2005

**SUBJECT: Comprehensive Plan Update
Land Use Issues**

To date, Planning Commission has held six public forums and 23 work session on the Comprehensive Plan update. The Commission and staff have focused on major land use issues during December and January.

Center City Focus Area

A consensus has been reached on the residential issues, which will create a practical potential for approximately 150 new dwelling units in the Center City Focus Area (currently approximately 50 dwelling units):

1. Increase residential density permitted by right to 22 units/net acre in the following areas:
 - a. Merchants Square (B-1)
 - b. Delly Area and Triangle Block (B-1)
 - c. City Square area (LB-1)
 - d. Blayton Building - WRHA (RM-2/B-1)
2. Increase residential density to 22 units/net acre with a special use permit, with a base density permitted by right of 8 units/net acre, in the following areas:
 - a. South Henry Street LB-3 and RM-1 areas
 - b. South Boundary Street RM-1, RM-2 and LB-3 areas

A consensus has been reached on the following land use changes in the Center City Focus Area:

3. Change the Mixed Use designation for the Williamsburg Presbyterian and Williamsburg Baptist Churches to Downtown Commercial land use (zoning would change from RDT to B-1).
4. Change the Mixed Use designation in the area bounded by Armistead Avenue/Scotland Street/North Boundary Street to Downtown Commercial land use (zoning would change from LB-1 to B-1).
5. Extend the Downtown Parking District to the Delly corner at Scotland Street and Richmond Road. This will allow new businesses requiring

additional off-street parking. This will add the area bounded by Richmond Road, Scotland Street, Prince George Street and North Boundary Street.

6. Change the land use designation for the areas zoned RM-1 and RM-2 on South Boundary Street and South Henry Street to Downtown Residential land use (8 units/net acre base density, up to 22 units/net acre with a special use permit). Zoning would change from RM-1 and RM-2 to RDT.
7. Change the land use designation on the east side of North Henry Street and Scotland Street east of North Henry Street (Matthew Whaley School area) from Downtown Residential land use to Medium Density Multifamily land use (8 units/net acre). Zoning would change from RDT to RM-1. This results in no change for this area.

Jamestown Road Neighborhood Focus Area

A consensus has been reached that no changes are needed to the following residential areas:

8. Jamestown Road
9. Rolfe Road
10. Burns Lane area
11. Indian Springs
12. Griffin Avenue/Pollard Park/Chandler Court area

Richmond Road Neighborhood Focus Area

A consensus has been reached that no changes are needed to the following residential areas:

13. College Terrace
14. West Williamsburg Heights
15. Casey Field
16. Matoaka Court
17. West Williamsburg

A consensus has been reached on the following land use changes:

18. Change the land use designation on both sides of Richmond Road between Brooks Street and the Williamsburg Shopping Center, but not including the Southern Inn property, to a unified Mixed Use land use designation, to be implemented by a new LB-2 zoning district. This would be more limited than the existing B-3 and more flexible than the existing LBR. More intensive uses could require a special use permit. Permitted by right would be uses such as single family, duplex, banks, bake shops, hotels/motels/ timeshares with 10 or less rooms, museums/art galleries and offices. Permitted with a special use permit would be uses such as

restaurants, retail stores, hotels/motels/timeshares with more than 10 rooms, and multifamily dwellings (condominiums could be required, and senior housing could be a possibility). Residential density would be 8 units/net acre by right, and could be increased to 14 units/net acre with a special use permit.

Room Rentals to Visitors

A consensus has been reached on the following policies for room rentals to visitors (Bed & Breakfast):

19. The corridors were acceptable as now designated (Capitol Landing Road Corridor, Henry Street, Jamestown Road, Lafayette Street, Page Street and Richmond Road).
20. There should be the opportunity to adjust quotas along the designated corridors (the only corridor that is "quota limited" is Richmond Road).
21. The owner-occupancy requirement should be continued.
22. There should be provisions to allow for the potential to increase the number of rooms rented, based on criteria to ensure compatibility with the neighborhoods.

Commercial Corridors

Commercial Corridors remain a work in progress, to be discussed again at the Commission's work session on Monday, February 7. It was initially a consensus that the General Commercial land use designation would remain for the Second Street area, and would be added for the small area on Mooretown Road – these would be the most intensive commercial areas, with automobile related uses being allowed by right instead of with a special use permit. The General Commercial area from the Williamsburg Shopping Center area to Ironbound Road would be changed to Corridor Commercial, and adjustments to the zoning regulations would be made to ensure that uses are not made nonconforming by the change. This would result in having all commercial corridors except for Second Street and Mooretown Road in the same category.

As discussion continued, concerns were expressed with how residential uses would be treated in the commercial corridors (which would include the Southern Inn property) – specific requests had been made earlier by property owners for more residential being allowed on Capitol Landing Road and Penniman Road. This led to concerns arising about the proposed Corridor Commercial and General Commercial breakdown. An observation was made that possibly the Williamsburg Shopping Center area should be treated differently from the other Commercial Corridors, and that possibly Second Street should be treated the same way as the other Commercial Corridors (except for the Shopping Center area).

Other Land Use Issues to be Resolved

In addition to the issues discussed above, there are a number of issues that still need to be resolved by the Commission:

- A. South England Street residential areas: what is the appropriate land use designation and residential density for this area? The Governor Spotswood Golf Course is shown as Parks and Recreation land use, and is zoned RS-1; land further south is designated as Low Density Single Family Detached Residential, and is zoned RS-1.

The Colonial Williamsburg Foundation has requested “the flexibility to change the Spotswood Golf Course to a residential density similar to the Colonial Extension subdivision – medium density residential.” The matching land use designation for this request would be Medium Density Single Family Detached, 6 dwelling units/net acre.

The Colonial Williamsburg Foundation has requested a more intensive use, such as townhouses, for the Sub-Areas further south on South England Street. They said that these are small areas separated by ravines, and are suitable for some sort of residential or resort use.

- B. City property south of Berkeley School: what is the appropriate land use and residential density for this parcel? This is designated as Mixed Use land use, and is zoned RS-2.
- C. Williamsburg Community Hospital Site: the Hospital Re-use Committee has recommended use of the property by the College of William & Mary. This is designated as Public and Semi-Public land use, and is zoned LB-4.
- D. Riverside property east of Quarterpath Road: the residential property north of Tutter’s Neck Pond is designated Low Density Single Family Detached Residential, and is zoned RS-1. The Riverside rezoning request for this area results in a density of approximately 4.9 dwelling units/net acre, and the proposed land use category that would match the rezoning request is Medium Density Single Family Detached, 6 dwelling units/net acre.
- E. Riverside property east of Quarterpath Road: this property is designated Low Density Single Family Detached Residential, and is zoned RS-1. The Colonial Williamsburg Foundation has requested that the land use designation be changed to a medium density residential use.



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